109.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	614,000 / 614,000
					USE VALUE:	614,000 / 614,000
					ASSESSED:	614,000 / 614,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		REED ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SUBRAMANIAN LAURA SITA &
Owner 2:	KLOSTERMANN DOUGLAS JOHN
Owner 3:	
Street 1:	34 REED STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STRAUSS CHARLES H -
Owner 2:	REICH CRISTIE M -
Street 1:	34 REED STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .073 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 1316 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3162.000	253,600		360,400	614,000
Total Card	0.073	253,600		360,400	614,000
Total Parcel	0.073	253,600		360,400	614,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 466.57 | /Parcel: 466.57

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 69507

GIS Ref

GIS Ref

Insp Date 09/13/18

!8529!

PREVIOUS ASSESSMENT

Parcel ID: 109.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	253,600	0	3,162.	360,400	614,000		Year end	12/23/2021
2021	101	FV	246,100	0	3,162.	360,400	606,500		Year End Roll	12/10/2020
2020	101	FV	246,100	0	3,162.	360,400	606,500	606,500	Year End Roll	12/18/2019
2019	101	FV	204,700	0	3,162.	355,300	560,000	560,000	Year End Roll	1/3/2019
2018	101	FV	202,000	0	3,162.	272,900	474,900	474,900	Year End Roll	12/20/2017
2017	101	FV	202,000	0	3,162.	257,400	459,400	459,400	Year End Roll	1/3/2017
2016	101	FV	202,000	0	3,162.	236,800	438,800	438,800	Year End	1/4/2016
2015	101	FV	196,900	0	3,162.	221,400	418,300	418,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:29:38

LAST REV

Date	Time
09/26/18	13:19:50
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8529

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STRAUSS CHARLES	62985-572		11/26/2013		462,000	No	No		
PHELPS MATTHEW	47809-469		7/14/2006		433,350	No	No		
HANLON EDWARD J	24830-147		8/31/1994		146,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/29/1999	818	Addition	32,000					REMODEL, SM RM A
9/16/1998	681	Porch	6,000					ENCLOSED PORCH TO

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Meas/Inspect	CC	Chris C
11/24/2008	Meas/Inspect	189	PATRIOT
11/28/2006	MLS	MM	Mary M
1/31/2000	Measured	264	PATRIOT
9/3/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	69507
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3162		Sq. Ft.	Site		0	70.	1.63	6									360,401						360,400	

Total AC/HA:	0.07259	Total SF/SM:	3162	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	360,401	Spl Credit		Total:	360,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98980200
Adj $ / SQ:	173.710
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	344516
Depreciation:	90952
Depreciated Total:	253564

COMMENTS

S/F ADDED FROM 40 REED ST 6/30/94.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M

Totals		
1	7	3

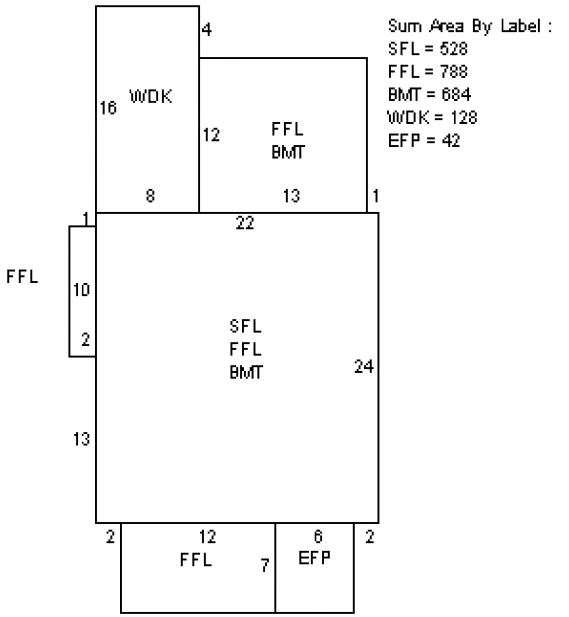
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	173.71
Special Features:	0	Val/Su Net:	116.87
Final Total:	253600	Val/Su SzAd	192.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	788	173.710	136,884
BMT	Basement	684	52.110	35,645
SFL	Second Floor	528	173.710	91,719
WDK	Deck	128	13.670	1,750
EFP	Enclos Porch	42	71.860	3,018

Net Sketched Area:	2,170	Total:	269,016
Size Ad	1316	Gross Area	2170	FinArea	1316
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

109.0-0001-0003.0

IMAGE

AssessPro Patriot Properties, Inc